

Proposed Terms of Zoning Agreement – 727 and 803 Hart Road

Zoning District:

M3 – Medium Density Multiple-Unit Dwelling District, subject to a Zoning Agreement.

Use of Land:

- a) A dwelling group consisting of multiple-unit dwellings and special needs housing;
- b) Personal service trades and health clubs;
- c) A restaurant accessory to and located within a principal residential building;
- d) Child care centres and preschools for up to 30 children at any one time;
- e) Library;
- f) Offices;
- g) Community Centre; and
- h) Retail

Development Standards:

- a) Building height shall not exceed a maximum of 11.8 metres and three storeys;
- b) The maximum building floor area of each restaurant or retail store on a site shall not exceed 325 square metres;
- c) The maximum floor area for health clubs on a site shall not exceed 745 square metres;
- d) Minimum Front Yard Setback of 1.5 metres;
- e) Minimum Rear Yard Setback of 6 metres; and
- f) All other development standards shall conform to relevant Sections of the Zoning Bylaw.

Parking:

- a) No parking shall impact the registered walkway;
- b) Phase 1 (727 Hart Road) - a minimum of 88 parking spaces shall be required on site which 19 of those spaces shall be Accessible parking spaces; and
- c) Phase 2 (803 Hart Road) – a minimum of 121 parking spaces shall be required on site which 19 of those spaces shall be Accessible parking spaces.

Landscaping:

- a) A rear yard landscape strip of 4 metres with tree plantings spaced 3 linear metres apart with a minimum height of 2.5 metres and a minimum 45mm caliper size; and
- b) All other landscaping shall comply with the M3 landscaping requirements and be completed to the satisfaction of the Development Officer.

Other:

The sites and buildings must be developed substantially in accordance with the site plan, elevations and renderings attached to the Agreement.